

**Minutes
Bar Harbor Planning Board
April 2, 2008**

Members present: Kay Stevens-Rosa, Chair; Mike Gurtler, Vice-Chair; Kevin Cochary, Secretary; Lynne Williams; Dave Bowden

Also present: Anne Krieg, Town Planner; Kris Hultgren, Staff Planner

I. CALL TO ORDER — 5:31 p.m.

II. EXCUSED ABSENCES

There were no excused absences.

III. ADOPTION OF THE AGENDA

Mr. Cochary made a motion to approve the agenda. Mr. Bowden seconded and the Board voted unanimously on the motion.

IV. APPROVAL OF MINUTES

Mr. Bowden made a motion to approve the minutes from the March 19, 2008 meeting. Mr. Cochary seconded and the Board voted unanimously on the motion.

V. REGULAR BUSINESS

A. Continuation of a Public Hearing – SP-07-02 – Ellsworth Building Supply

Project Location: 1513 State Highway 102, Bar Harbor Tax Map 219 Lot 30

Applicant: Ellsworth Building Supply

Application: Proposes to construct a new storage facility and make other improvements including changes to outdoor storage areas and vehicular circulation

Mr. Gurtler recused himself.

Mr. Johnston, representing the applicant gave an overview of the project.

Ms. Krieg inquired about the phasing of the project. Mr. Johnston said the plan is to get separate building permits for each phase.

Mr. Cochary made a motion to approve the project. Mr. Bowden seconded and the Board voted unanimously on the motion.

B. Public Hearing – SD-07-12 – West Woods Subdivision

Project Location: Norway Drive, Bar Harbor Tax Map 237 Lot 6

Applicant: Steve Cough

Application: Proposes to subdivide 8.5 acres into 3 lots

Mr. Johnston, representing the applicant gave an overview of the project.

Mr. Johnston reviewed the request for a modification of standard to allow for the new road to be within the required 400 feet of another road.

Mr. Gurtler made a motion to grant the modification of standard of 400 feet of road frontage separation because of the health concerns of creating two curb cuts for driveways so close together. Mr. Bowden seconded and the Board voted unanimously on the motion.

Ms. Stevens-Rosa opened up the meeting to public hearing.

Perry Moore, representing an abutter, Peter Wells, concurred with the Board granting the modification of standard. He raised concerns about the length of the driveway, site visibility looking south on Norway Drive, the placement of utilities to lot 3, lot coverage calculations and lot sizes.

Mr. Johnston responded to Mr. Moore's comments.

Mr. Cochary inquired about the site distance requirements coming out onto Norway Drive and suggested making the clearing of vegetation to improve site lines a condition of approval.

Mr. Moore asked the Board to require the applicant submit detailed design information for the driveway leading to lot 3.

The Board asked the applicant to provide design details for the driveway leading to lot 3.

The Board and the applicant discussed the wetlands impact of the driveway leading to lot 3.

Ms. Krieg reminded the Board that it must make a finding on the wetland crossing impact.

The Board discussed the utilities leading to lot 3 along the driveway.

Mr. Moore asked about the cul-de-sac and how the lot area was calculated.

Mr. Gurtler made a motion to continue the public hearing to the May 7 meeting. Mr. Cochary seconded and the Board voted unanimously on the motion.

C. Completeness Review – SD-07-04 – Phillips-Gray

Project Location: Crooked Road, Bar Harbor Tax Map 227 Lots 95 & 97

Applicant: Nyoka Gray and Donald Phillips Trust

Application: Proposes to rearrange lot lines and create 3 lots.

Mr. Cochary brought up that he works for the park and the park is an abutter to the property.

The Board discussed the issue of Mr. Cochary recusing.

Mr. Gurtler made a motion to ask Mr. Cochary to recuse himself from the application. Mr. Bowden seconded and the Board voted unanimously on the motion.

Mr. Moore gave an overview of the project. He discussed the history of the illegal subdivision and the roadway leading to Acadia National Park property in the back.

Mr. Gurtler inquired about the clearing on lot 2.

Mr. Moore asked for guidance on providing the groundwater assessment.

The Board discussed whether to find the application complete with the condition that the applicant submits missing information with enough time to advertise for a public hearing.

Mr. Gurtler made a motion to find the application complete pending the receipt of the information needed by April 17. Ms. Williams seconded and the Board voted unanimously on the motion.

VI. OTHER BUSINESS

VII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

Mr. Bowden asked about the submittal deadlines for applications and discouraged applicants from submitting anything the day off a meeting.

VIII. ADJOURNMENT - 9:29 PM

Mr. Cochary made a motion to adjourn. Ms. Williams seconded and the Board voted unanimously on the motion.

Signed as approved:

Kevin Cochary, Secretary
Planning Board, Town of Bar Harbor

Date